

BOARD OF DESIGN REVIEW MINUTES

September 13, 2001

CALL TO ORDER: Chairman Walter Lemon III called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive

ROLL CALL: Present were Chairman Walter Lemon III; Board Members Hal Beighley, Anissa Crane, Monty Edberg, Ronald Nardoza and Stewart Straus. Board Member Ashetra Prentice was excused.

Associate Planner Scott Whyte and Recording Secretary Sandra Pearson represented staff.

VISITORS:

Chairman Lemon read the format for the meeting and asked if any member of the audience wished to address the Board on any non-agenda item. There was no response.

STAFF COMMUNICATION:

Associate Planner Scott Whyte referred to a communication from David C. Noren, Attorney representing the appellants for APP 2001-0011 – Appeal of Damerow Ford Paint Booth Design Review Approval, withdrawing the appeal and notifying both the Board of Design Review and Planning Commission that the issues have been resolved. He clarified that because the appeal has been withdrawn, this issue would not be included on tonight's agenda.

Chairman Lemon acknowledged receipt of and accepted the withdrawal of the appeal, as requested by the representative of the appellant.

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Lemon opened the Public Hearing and read the format of the meeting. There were no disqualifications of Board Members. No one in the audience challenged the right of any Board Member to hear any agenda items or participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda.

A. BDR 2001-0100 – COFFEE RUSH @ 2410 SW CEDAR HILLS BOULEVARD TYPE 3 DESIGN REVIEW

This land use application has been submitted for the approval of the construction of a drive-up coffee bar of approximately 350 square feet in size, including the construction of a driveway area and associated landscaping. The development proposal is located at 2410 SW Cedar Hills Boulevard, and is more specifically described on Washington County Assessor's Map 1S1-10BC, Tax Lot 5900. The site is zoned Community Service (CS) and is approximately 0.55 acres in size. A decision shall be based upon Design Review approval criteria listed in Section 40.10.15.3.C of the Beaverton Development Code.

Mr. Whyte presented the Staff Report and a color copy of the materials board and briefly described the request for approval of a drive-up coffee kiosk, including several revisions to the landscape plan made by the applicant at the request of staff. He expressed his opinion that the application meets applicable criteria and recommended approval of the request, under certain Conditions of Approval, adding that this includes the proposed revisions to the landscape plan. Concluding, he offered to respond to questions and comments.

APPLICANT:

RON YOST, the applicant and owner of *Coffee Rush*, described the proposed design of the structure and the traffic circulation plan at the site.

Mr. Beighley requested clarification of the area in which the additional shrubs would be located, as proposed in the revised landscape plan.

Mr. Whyte described the location in which the additional shrubs would be located.

Mr. Beighley suggested that with the addition of the shrubs, the cotoneaster groundcover should be eliminated, observing that this would create a maintenance nightmare.

Mr. Whyte clarified that he believes that the applicant had intended that the shrubs would substitute for the cotoneaster.

PUBLIC TESTIMONY:

On question, no member of the public appeared to testify regarding this application.

The public portion of the Public Hearing was closed.

Mr. Straus **MOVED** and Mr. Beighley **SECONDED** a motion for the approval of BDR 2001-0100 – Coffee Rush @ 2410 SW Cedar Hills Boulevard Type 3

Design Review, based upon the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings and conclusions found in the Staff Report dated September 6, 2001, including recommended Conditions of Approval Nos. 1 through 7, and additional Condition of Approval No. 8, as follows:

8. Delete cotoneaster where shrubs are added south of the driveway.

The question was called and the motion **CARRIED**, unanimously.

MISCELLANEOUS BUSINESS:

The meeting adjourned at 6:50 p.m.

CALENDAR:

<i>October</i>	<i>11</i>	<i>Public Hearing</i>	<i>BDR 2001-0119 Meridian Village Phase 2</i>
		<i>Public Hearing</i>	<i>BDR 2001-0053 SW Hills Veterinary Clinic/Qwest Monopole</i>
	<i>25</i>	<i>Public Hearing</i>	<i>BDR 2001-0128 Allied Power Products</i>
		<i>Public Hearing</i>	<i>BDR 2001-0124 Truax Gasoline Station @ 14976 SW Walker Road</i>
<i>November</i>	<i>8</i>		
	<i>15</i>	<i>Public Hearing</i>	<i>BDR 2001-0094</i>
			<i>TPP 2001-0007</i>
			<i>VAR 2001-0008 Hart Road Street Improvements</i>
<i>December</i>	<i>13</i>	<i>Public Hearing</i>	<i>BDR 99-00231</i>
			<i>VAR 2001-0005 Home Depot</i>